

STATE OF TEXAS §
COUNTIES OF POTTER §
AND RANDALL §
CITY OF AMARILLO §

On the 22nd day of December 2014, the Amarillo Planning and Zoning Commission met in a work session in Room 206, second floor of City Hall, at 2:45 PM to review agenda items, then convened in regular session at 3:00 PM in Room 306 on the third floor of City Hall, 509 East 7th Avenue, Amarillo, Texas, with the following members present:

| VOTING MEMBERS | PRESENT | NO. MEETINGS HELD | NO. MEETINGS ATTENDED |
|--------------------------|---------|-------------------|-----------------------|
| David Craig, Chairman | Y | 79 | 61 |
| Dean Bedwell | Y | 146 | 138 |
| Howard Smith | Y | 184 | 163 |
| Mike Good, Vice-Chairman | Y | 61 | 45 |
| Anthony Ledwig | Y | 61 | 53 |
| Mark Rowh | N | 14 | 11 |
| Rob Parker | Y | 14 | 13 |

PLANNING DEPARTMENT STAFF: Becky Woods, Planner I
Cris Valverde, Senior Planner Jan Sanders, Recording Secretary

Chairman Craig opened the meeting, established a quorum and conducted the consideration of the following items in the order presented. Cris Valverde, Senior Planner, read the staff reports, and gave the recommendations for each item.

ITEM 1: Approval of the minutes of the December 8, 2014 meeting

A motion to approve the minutes of the December 8, 2014 meeting was made by Commissioner Ledwig, seconded by Commissioner Parker, and carried unanimously.

ITEM 2: Z-14-22 Rezoning of a 2.36 acre tract of land, all in Section 30, Block 9, BS&F Survey, Randall County, Texas, plus one half of all bounding streets, alleys, and public ways to change from Planned Development District 331 to Moderate Density District. (Vicinity: Bell St. and Hyde Pkwy.)
APPLICANT: Barrett Saikowski

Mr. Valverde stated the applicant is requesting a zoning change in order to develop 22 townhome lots on the site. Mr. Valverde stated that both the existing and proposed zoning represent a suitable transition from existing retail zoning along Bell St., to the transitional single-family detached homes to the west, and staff believes the proposed zoning request is appropriate and recommends approval as presented.

Chairman Craig asked if anyone wished to speak in favor of the zoning. Nathan Tatum, 6311 S. Chenot, asked if the proposed townhomes would be one or two story homes. Mr. Valverde commented Moderate Density zoning does allow for two story homes. Mr. Tatum advised he would be in favor of the zoning change.

Chairman Craig asked if anyone wanted to speak against said request. No comments were made.

A motion to approve Z-14-22 was made by Commissioner Bedwell, seconded by Commissioner Parker and carried unanimously.

ITEM 3: Z-14-23 Rezoning of a portion of Lot 1B, Block 1, Ben's Subdivision Unit No. 34, in Section 5, Block 9, BS&F Survey, Randall County, Texas, plus one-half of all bounding streets, alleys and public ways to change from Residential District 3 to General Retail District. (Vicinity: Bell St. & Farmers Ave.)
APPLICANT: Steve Branson

Chairman Craig stated this item would be tabled until the January 12, 2015 meeting. A motion to table Z-14-23 until the next Planning & Zoning meeting was made by Commissioner Smith, seconded by Commissioner Bedwell and carried unanimously.

ITEM 4: P-14-90 South Side Acres Unit No. 24, an addition to the City of Amarillo, a 7.218 acre tract of land being a replat of Lot 12 and a portion of Lot 13, Block 3, Amended South Side Acres Unit No. 12, in Section 230, Block 2, AB&M Survey, Randall County, Texas. (7.21 acres)(Vicinity: SW 58th Ave. & S Georgia St.)
DEVELOPER(S): Teresa Hibbard
SURVEYOR: Dwayne Gresham

Mr. Valverde recommended the plat be denied but could be resubmitted at a later date at no charge. A motion to deny P-14-90 was made by Commissioner Smith, seconded by Commissioner Ledwig and carried unanimously.

ITEM 5: P-14-91 Coulter Acres Unit No. 16, a suburban subdivision to the City of Amarillo, being an unplatted tract of land in Section 38, Block 9, BS&F Survey, Randall County, Texas. (4.40 acres)(Vicinity: Soncy Rd/Loop 335 & SW 81st Ave.)
DEVELOPER(S): Artur Budynski
SURVEYOR: Daryl Furman

Mr. Valverde recommended the plat be denied but could be resubmitted at a later date at no charge. A motion to deny P-14-91 was made by Commissioner Bedwell, seconded by Commissioner Smith and carried unanimously.

ITEM 6: P-14-92 Sam B. Dannis' Subdivision Unit No. 6, an addition to the City of Amarillo, being a replat of Lot 32, Block 11, Sam B. Dannis' Subdivision Unit No. 5 in Section 122, Block 2, AB&M Survey, Potter County, Texas. (6.39 acres)(Vicinity: SE 25th Ave. & Grand St.)
DEVELOPER(S): Artur Budynski
SURVEYOR: Daryl Furman

Mr. Valverde recommended the plat be denied but could be resubmitted at a later date at no charge. A motion to deny P-14-92 was made by Commissioner Parker, seconded by Commissioner Good and carried unanimously.

ITEM 7: P-14-93 Ben's Subdivision Unit No. 37, an addition to the City of Amarillo, being a replat of a portion of Lot 1B, Block 1, Ben's Subdivision Unit No. 34, in Section 5, Block 9, BS&F Survey, Randall County, Texas. (4.25 acres)(Vicinity: Bell St. & Farmers Ave.)
DEVELOPER(S): Steve Branson
SURVEYOR: Daryl Furman

A motion to approve P-14-93 was made by Commissioner Ledwig, seconded by Commissioner Smith and carried unanimously.

ITEM 8: P-14-94 Lawrence Place Unit No. 34, an addition to the City of Amarillo, being a replat of a portion of Block 6, Lawrence Place replat and all of Lot 12A, Block 5, Lawrence Place Unit No. 28, in Section 186, Block 2, AB&M Survey, Randall County, Texas.(1.81 acres) (Vicinity: Wolflin Ave. & Western St.)
DEVELOPER(S): Michael Trenary
SURVEYOR: David Miller

Mr. Valverde recommended the plat be denied but could be resubmitted at a later date at no charge. A motion to deny P-14-94 was made by Commissioner Bedwell, seconded by Commissioner Parker and carried unanimously.

ITEM 9: P-14-95 City Park Unit No. 21, an addition to the City of Amarillo, being a replat of Lots 7, 8, and a portion of Lot 9, Block 1, City Park Unit No. 18, in Section 29, Block 9, BS&F Survey, Randall County, Texas. (1.66 acres)(Vicinity: Coulter St. & Foxcroft Dr.)
DEVELOPER(S): Rick Crawford
SURVEYOR: Daryl Furman

Mr. Valverde recommended the plat be denied but could be resubmitted at a later date at no charge. A motion to deny P-14-95 was made by Commissioner Smith, seconded by Commissioner Ledwig and carried 5:0:1 with Commissioner Bedwell abstaining.

ITEM 10: P-14-96 Lonesome Dove Estates Unit No. 7, a suburban subdivision to the City of Amarillo being an unplatted tract of land in Section 111, Block 2, AB&M Survey, Randall County, Texas. (44.29 acres)(Vicinity: Joshua Deets Trl. & Cpt Woodrowcall Trl.)
DEVELOPER(S): James Stansel
SURVEYOR: Daryl Furman

Mr. Valverde recommended the plat be denied but could be resubmitted at a later date at no charge. A motion to deny P-14-96 was made by Commissioner Smith, seconded by Commissioner Bedwell and carried unanimously.

ITEM 11: P-14-97 City Park Unit No. 22, an addition to the City of Amarillo, being an unplatted tract of land in Section 29, Block 9, BS&F Survey, Randall County, Texas. (1.14 acres)(Vicinity: Coulter St. & Foxcroft Dr.)
DEVELOPER(S): Rick Crawford
SURVEYOR: Daryl Furman

Mr. Valverde recommended the plat be denied but could be resubmitted at a later date at no charge. A motion to deny P-14-97 was made by Commissioner Ledwig, seconded by Commissioner Good and carried 5:0:1 with Commissioner Bedwell abstaining.

CARRY OVERS:

ITEM 12: P-14-86 Arreola Unit No. 1.

No action was taken on this plat.

ITEM 13: P-14-87 Wolflin Park Unit No. 24, an addition to the City of Amarillo being a replat of a portion of Lots 4 and 5, Block 83, Wolflin Park Unit No 10, Section 186, Block 2, AB&M Survey, Randall County, Texas. (0.50 acres)(Vicinity: Georgia St. & Curtis Dr.)
DEVELOPER(S): Elaine Smith & Paul Eldon Smith
SURVEYOR: David Miller

A motion to approve P-14-87 was made by Commissioner Parker, seconded by Commissioner Ledwig and carried unanimously.

ITEM 14: P-14-88 The Greenways at Hillside Unit No. 19, an addition to the City of Amarillo, being an unplatted tract of land in Section 39, Block 9, BS&F Survey, Randall County, Texas. (10.06 acres)(Vicinity: Bayswater Rd. & Goldenview Cir.)
DEVELOPER(S): Edward R. Scott
SURVEYOR: Richard Johnson

A motion to approve P-14-88 was made by Commissioner Smith, seconded by Commissioner Parker and carried unanimously.

ITEM 15: P-14-89 Windsor Square Unit No. 9.

No action was taken on this plat.

PENDING ITEMS:

ITEMS 16-33: P-08-10 The Woodlands of Amarillo Unit No. 14, P-11-31 Sundown Acres Unit No. 6, P-12-45 Redstone Addition Unit No. 1, P-12-52 Bownds Industrial Park Unit No. 1, P-13-72 Park Hills Unit No. 2, P-14-22 South Haven Addition Unit No. 4, P-14-25 Arrowhead Addition Unit No. 8, P-14-28 Silverpointe Addition Conceptual Development Plan, P-14-29 Keri Ridge Unit No. 4, P-14-33 Canode-Com Park Unit No. 42, P-14-35 West Amarillo Industrial Park Unit No. 24, P-14-41 Skyline Terrace Unit No. 12, P-14-48 Tull Addition Unit No. 2, P-14-55 King Hill Addition Unit No. 5, P-14-60 Sunset Addition Unit No. 3, P-14-63 Plemons Addition Unit No. 16, P-14-65 Strawberry Fields Unit No. 1, P-14-66 Strawberry Fields Unit No. 2.

No action was taken on these plats.

ITEM 34: P-14-68 Sleepy Hollow Unit No. 111, an addition to the City of Amarillo, being a replat of a portion of Lot 20, Block 38, Sleepy Hollow Subdivision Unit No. 74, in Section 41, Block 9, BS&F Survey, Randall County, Texas. (1.20 acres)(Vicinity: Soncy Rd. & Tarter Ave.)
DEVELOPER(S): Timothy Minnix
SURVEYOR: Dwayne Gresham

Chairman Craig stated that the plat was signed by the Assistant City Manager of Development Services on December 22, 2014.

ITEMS 35-40: P-14-69 The Greenways at Hillside Unit No. 30, P-14-72 The Colonies Unit No. 59, P-14-74 River Road Gardens Unit No. 26, P-14-75 Madden Addition Unit No. 6, P-14-77 The Colonies Unit No. 60, P-14-80 Washington Industrial Tracts Addition Unit No. 17.

No action was taken on these plats.

ITEM 41: P-14-81 City Park Unit No. 20, an addition to the City of Amarillo, being a replat of a portion of Lot 9, Block 1 of City Park Unit No. 18, Section 29, Block 9, BS&F Survey, Randall County, Texas. (0.85 acres)(Vicinity: Coulter St. & Foxcroft Dr.)
DEVELOPER(S): Deorald Finney
SURVEYOR: Daryl Furman

Chairman Craig stated that the plat was signed by the Assistant City Manager of Development Services on December 12, 2014.

ITEMS 42-43: P-14-82 South Georgia Place Unit No. 30, P-14-84 Mirror Addition Unit No. 28.

No action was taken on these plats.

ITEM 44: To review and discuss proposed amendments to the City of Amarillo's Zoning Ordinance related to Accessory Buildings.

Ms. Woods mentioned Mr. Shaw had begun discussions in the previous Planning and Zoning meeting of plans to amend the Accessory Building ordinance. Ms. Woods proceeded to give a brief overview of the proposed ordinance. During the review, staff discovered an influx of portable storage containers throughout our city. Many of the storage containers do not follow the existing set back regulations, and the placement of these containers along public rights-of-way and within required parking spaces. The proposed ordinance is recommending portable storage containers will be limited to Industrial Zoning Districts, with exceptions given for valid building or construction permits. Ms. Woods mentioned the proposed ordinance will further clarify setbacks by adding the definitions of Interior Side Yard and Side on Street setbacks. The proposed ordinance plans to modify the total combined area of residential accessory buildings by not exceeding twenty-five percent of the lot area. Ms. Woods wrapped up her presentation by stating future Planning and Zoning meetings will go more into more detail of the proposed ordinance.

ITEM 45: Public Forum: Time is reserved for any citizen to comment on City zoning or planning concerns; however, the Commission can take no action on any issue raised.

No comments were made.

ITEM 46: Discuss Items for Future Agendas.

No further comments were made and the meeting adjourned at 3:30 p.m.

Cris Valverde, Secretary
Planning & Zoning Commission